

# INDEX LEGEND

LOCATION: PT. SE1/4, SEC 9-80-24  
 REQUESTOR: ABSOLUTE FARMS LLC  
 PROPRIETOR: ABSOLUTE FARMS LLC  
 POB 148  
 SLATER, IOWA 50244  
 SURVEYOR: LOUIS M. KELEHAN  
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: 515-369-4400

# TRESTLE RIDGE ESTATES PLAT 4

## FINAL PLAT

### OWNER / DEVELOPER

ABSOLUTE FARMS LLC  
 POB 148  
 SLATER, IOWA 50244  
 PH: (515) 963-4388  
 CONTACT: DARRYL BRESSON

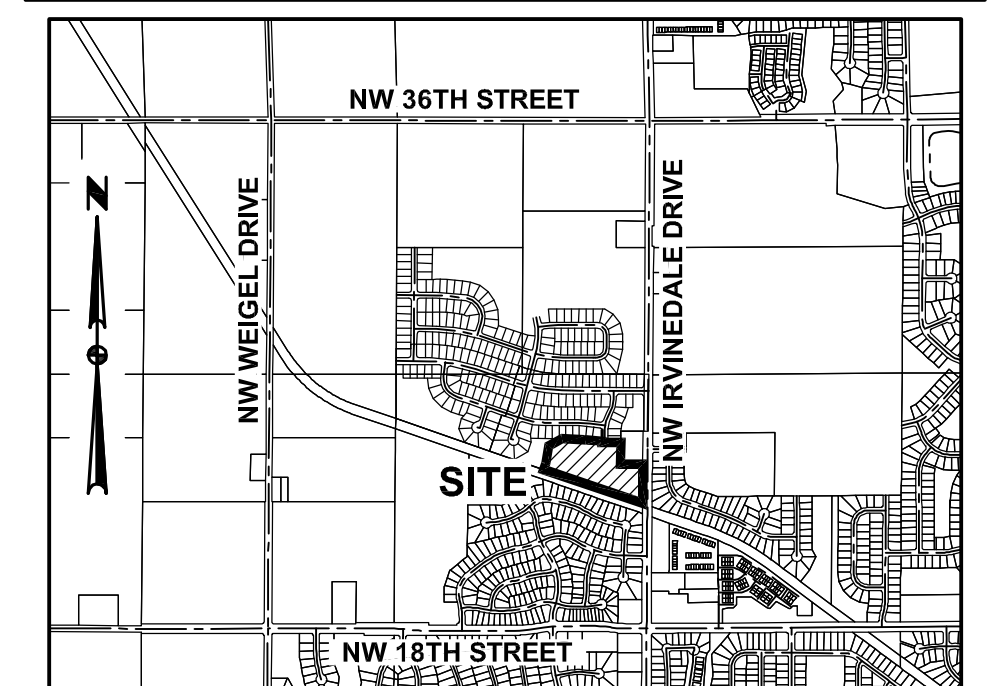
### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: (515) 369-4400  
 CONTACT: RYAN HARDISTY

### DATE OF SURVEY

FIELDWORK: DECEMBER, 2018

### VICINITY MAP



ANKENY, IOWA

### LEGEND

FOUND	SET
SECTION CORNER AS NOTED	▲
1/2" REBAR, YELLOW PLASTIC CAP #18660 (UNLESS OTHERWISE NOTED)	●
MEASURED BEARING & DISTANCE	M
RECORDED BEARING & DISTANCE	R
DEEDED BEARING & DISTANCE	D
PUBLIC UTILITY EASEMENT	P.U.E.
CURVE ARC LENGTH	AL
LOT ADDRESS	(1234)
CENTERLINE	---
SECTION LINE	---
EASEMENT LINE	---
BUILDING SETBACK LINE	---
PLAT BOUNDARY	---

### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	18°33'54"	300.00'	97.21'	N9°34'15"E	96.78'
C2	4°01'00"	330.00'	23.13'	S21°7'48"W	23.13'
C3	11°35'41"	330.00'	66.78'	S10°06'09"W	66.67'
C4	87°02'48"	25.00'	37.98'	S27°37'25"E	34.43'
C5	68°06'03"	33.50'	39.82'	N74°48'10"E	37.51'
C6	43°11'03"	59.00'	44.47'	N62°20'40"E	43.42'
C7	64°40'08"	59.00'	66.59'	S63°43'45"E	63.11'
C8	56°58'21"	59.00'	58.67'	S2°54'30"E	56.28'
C9	52°18'35"	59.00'	53.87'	S51°43'58"W	52.01'
C10	30°57'56"	59.00'	31.89'	N86°37'46"W	31.50'
C11	50°10'09"	59.00'	51.66'	N46°03'44"W	50.03'
C12	53°28'36"	59.00'	55.07'	N5°45'39"E	53.09'
C13	49°11'41"	59.00'	50.66'	N57°05'47"E	49.12'
C14	59°55'58"	59.00'	61.72'	S68°20'23"E	58.94'
C15	35°19'39"	59.00'	36.38'	S20°42'35"E	35.80'
C16	68°06'03"	33.50'	39.82'	S37°05'47"E	37.51'
C17	94°16'54"	25.00'	41.14'	N61°42'45"E	36.65'
C18	141°7'00"	270.00'	67.31'	N7°25'48"E	67.13'

### PLAT DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT 'Z', TRESTLE RIDGE ESTATES PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF ANKENY, SAID POINT ALSO BEING ON THE NORTH LINE OF THE ABANDONED UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY IN THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 18°51'12" EAST ALONG THE SOUTHERLY LINE OF SAID TRESTLE RIDGE ESTATES PLAT 1, A DISTANCE OF 70.43 FEET; THENCE NORTH 9°09'14" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 181.85 FEET; THENCE NORTH 61°27'53" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 158.10 FEET; THENCE SOUTH 89°43'26" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 38.46 FEET; THENCE SOUTH 87°18'34" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 172.11 FEET; THENCE SOUTH 0°17'18" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 11.18 FEET; THENCE SOUTH 89°42'42" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 195.00 FEET TO THE SOUTHEAST CORNER OF LOT 7, SAID TRESTLE RIDGE ESTATES PLAT 1; THENCE SOUTH 0°17'18" WEST, 236.79 FEET; THENCE SOUTH 89°46'41" EAST, 287.82 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 0°16'34" WEST ALONG SAID EAST LINE, 416.95 FEET TO SAID NORTH LINE OF THE ABANDONED UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY IN THE SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH 71°08'48" WEST ALONG SAID NORTH LINE, 1147.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.21 ACRES (444,700 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### NOTES

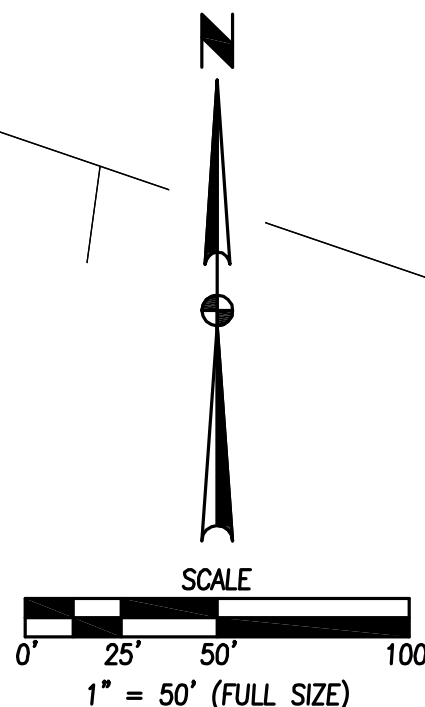
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG ALL PUBLIC STREETS, INCLUDING NW IRVINEDALE DRIVE.
- FENCES ON LOTS ADJACENT TO NW IRVINEDALE DRIVE SHALL BE SETBACK 20' FROM THE NW IRVINEDALE DRIVE RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW IRVINEDALE DRIVE RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NW IRVINEDALE DRIVE RIGHT-OF-WAY.
- STREET LOTS 'A', 'B' & 'C' TO BE DEDICATED TO THE CITY OF ANKENY & SHALL BE USED AS PUBLIC STREET RIGHT OF WAY.
- DRIVEWAYS FOR LOTS 4, 5, 10 & 23 SHALL BE CONSTRUCTED TO AVOID MANHOLES & INTAKES.

### ZONING

R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT, RESTRICTED TO SINGLE FAMILY RESIDENTIAL ONLY

### BULK REGULATIONS

MINIMUM LOT AREA:	8000 SF
MINIMUM LOT WIDTH:	65'
FRONT YARD SETBACK:	30'
REAR YARD SETBACK:	35'
TOTAL SIDE YARD:	17' (GREATER THAN 1 STORY)
TOTAL SIDE YARD:	15' (1 STORY)
MIN SIDE YARD (ONE SIDE):	8' (GREATER THAN 1 STORY)
MIN SIDE YARD (ONE SIDE):	7' (1 STORY)



PRELIMINARY

NOT FOR CONSTRUCTION

LOUIS M. KELEHAN, P.L.L.C.  
 18660  
 IOWA PROFESSIONAL LAND SURVEYOR

DATE

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEET 1

DATE

05/22/2020

04/30/2020

REVISIONS

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:

ENGINEER: RAH

**TRESTLE RIDGE ESTATES PLAT 4**

**FINAL PLAT**

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ANKENY, IOWA